

## WMU Zoning District Regulations

It is the intent of the Water Front Mixed Use District to recognize certain areas of the Town that are special water oriented sites, and as such have a unique ability to provide an environment conducive to water oriented commercial and residential uses. In order to service the residents of these areas, and to serve the transient boat and minor tourist use component of the district, water oriented commercial uses are permitted.

### **Permitted Uses**

Single Family Residential  
Multifamily Residential  
Day Care  
Cemetery  
Community Park  
Neighborhood Park  
Linear Park  
Mini Park  
Special Use Park

Eating Establishments, High Turnover  
Eating Establishments, Low Turnover  
Eating Establishments, without Seating  
Real Estate Sales/Rental Office  
Agriculture  
Nightclub or Bar  
Souvenir or T-Shirt Store  
Minor Utility  
Other Water Oriented Uses

### **Permitted with Conditions** (See Planning Staff for Conditions)

Mixed Use  
Telecommunications Facility  
Open Air Sales  
Bed and Breakfast Inn  
Central Reception or Check-in Facility  
Divisible Dwelling Unit  
Hotel or Motel  
Inn

Community Theater  
Dance Studio  
Convenience Store  
Watercraft Sales, Rental or Service  
Other Retail Sales or Service  
Seafood Processing  
Bicycle Shop (with outdoor storage)

### **Permitted by Special Exception** (See Planning Staff for Conditions & Criteria)

Other Institutions  
Major Utility  
Indoor Recreation

Interval Occupancy  
Waste Treatment Plant  
Marina

### **Density** (per Net Acre)

12 Dwelling Units  
Hotel/Motel/Inn/Bed & Breakfast - 20 rooms  
8,000 Square Feet Other Uses

### **Maximum Structure Height**

75 feet above Base Flood Elevation  
5 stories/ 1 level parking

### **Maximum Impervious Coverage**

50% of Gross Acreage of Land

### **Minimum Open Space**

50% of Gross Acreage of Land

### **Parking Requirements**

For specific off-street parking requirements, see Section 16-5-1108 of the Town of Hilton Head Island Land Management Ordinance.

The above tables and code sections can be found in the Town of Hilton Head Island Land Management Ordinance. For specific use and site design questions, please call the Planning Department at 843-341-4681.